

FOR OFFICE
USE ONLY

Date Received: 2-19-19

Date Reviewed: 2-20-20

Complete: ☒ Yes ☐ No



Public Comment Form

Cascade County Public Works Department Planning Division

121 4th St N, Suite 2H-2I

Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@cascadecountymt.gov.

Commenter Information

Name: Glenda L. Hawthorn

Complete Address: 14 11th St. North

Comment Subject (please check one)

☐ Special Use Permit Application

☐ Subdivision

☒ Zoning Text and/or Map Amendment

☐ Growth Policy

☐ Variance

☐ Floodplain Regulation Amendment

☐ Subdivision Regulation Amendment

☐ County Road Abandonment/ Discontinuation of County Street

☐ Other (describe): _____

Comment

I disagree with making this area smaller.



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Commenter Information

Name: Tamara Lynne Smith

Complete Address: 397 Highwood Rd, Great Falls, MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

Please see attached letter

Tamara Lynne Smith

For Office Use Only

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Cascade County Planning Board
Public Hearing February 19, 2019, 9:00 am
325 2nd Ave N
Great Falls MT

My name is Tammie Lynne Smith. I am a Cascade County resident. We own property and reside at 397 Highwood Road.

I appreciate the opportunity to participate in this public hearing regarding the Draft Cascade County Zoning Regulations. I was hard pressed to complete a comprehensive review of the planning department information and extensive file of supporting documents related to the draft regulations. The documents were released just one week prior to this hearing and included over 3,000 pages of narrative, legal code, and analysis.

I oppose the current Draft Zoning Regulations and request the Planning Board and planning staff provide further information, clarification, and analysis to the following specific concerns.

I will provide a written copy of my comments.

I. Zoning Maps do not include Legal Descriptions for the Boundaries of the Proposed New District.

Section 14.1.1(3) requires a legal description for the boundaries of the proposed district.

A. Have these been prepared for the new MU-20 or MU-40?

The zoning maps that are included as Section 4 of the zoning ordinance are actually vicinity maps as described in section 14.1.1(2) of the zoning application process.

These maps are not the same as legal descriptions as required by the zoning ordinance and the MCA.

B. When will such legal descriptions be available for public review?

II. Opposed to the Elimination of the Agricultural District

The Cascade County Growth Policy clearly states the importance of agricultural farmland. Eliminating the Agricultural District is in direct conflict with the existing Growth Policy. By eliminating this district, there is no longer any mechanism in the zoning regulations that will protect the most productive soil types and preserve family farm units. I oppose eliminating the agricultural district.

Eliminating the Agricultural district contradicts many of the goals and policies from the Cascade County Growth Policy. (detailed below) Under the proposed regulations the definition of the MU-40 District would allow"

"The MU-40 District is intended to provide for mixed land uses that may be more intensive in character and larger in scale while allowing residential sites characteristic of traditional farming and ranching uses."

Large-scale uses are clearly not compatible with goals adopted to protect productive soil types and maintain farming units. A review of zoning ordinances around the state of Montana indicate that establishing Agriculture Zoning districts and prohibiting industrial/manufacturing uses from locating in the AG district is the standard planning practice to protect encroachment on agricultural land. I request all existing land that is zoned as "A-Agriculture District" remains in this district.

A. There should be further analysis to determine where prime agriculture lands are located and how the proposed Mixed-Use districts will affect these lands.

B. I further propose that the zoning ordinance be amended to specifically protect prime agricultural soils in accordance with Section 8.6 of the Growth Policy.

Contradictions to Cascade County Growth Policy:

Chapter 2: Goals and Policies

Goal 2: Protect and maintain Cascade County's rural character and the community's historic relationship with natural resource development.

Objectives:

- C. Preserve Cascade County's open space setting by encouraging new development to locate near existing towns and rural settlements and by discouraging poorly designed, land subdivisions and commercial development.

Goal 3: Maintain Agricultural Economy

Objectives:

- A. Protect the most productive soil types.
- B. Continue to protect soils against erosion.

Chapter 5: – Economic Conditions: Policies

1. Commercial and manufacturing uses should be encouraged, if such uses do not adversely affect agriculture and are located around and in existing rural communities.
2. Every effort should be made to protect and maintain farming units, because the family farm is important in the economy of Cascade County.
10. Aggressively develop, protect, and enhance the agricultural economy of Cascade County.
11. Encourage future development to locate on non-productive or marginally productive agricultural Land.

Chapter 8: Policy and Goal Implementation

8.2 Resource Protection Areas – Designation and Establishment

The following resource protection areas are hereby established as part of the Cascade County Growth Policy:

- Prime Agricultural Soils
- Forest Cover

8.3 Prime Agricultural Soil Area

The prime agriculture soils resource preservation areas are intended to contain those soil areas where it is necessary and desirable, (because of their high quality, availability of water, and/or highly productive agricultural and grazing capability), to preserve, promote, maintain and enhance the use of such areas for agricultural purposes and to protect such land from encroachment by non-agricultural uses, structures or activities. Therefore, the prime agricultural soil preservation areas of Cascade County are those areas where the soils have been classified by the Natural Resources Conservation Service (NRCS), according to the NRCS definition of prime farmland or farmland of statewide importance.

8.6 Subdivision Development Requirements

If a parcel larger than forty (40) acres is proposed to be subdivided and that parcel is determined to have twenty-five percent (25%) or more area coverage of either of the Resource Protection Areas (Prime Agricultural Soils or Forest Cover Areas), then subdivision approval shall only be granted by the Board of Cascade County Commissioners when it makes findings that the subdivision will not significantly reduce the defined Resource Protection Area's functions, or if all of the following criterion are complied with:

- The applicant can realize a reasonable return on the fair market value of his land only by devoting the resource protection areas to uses that will significantly reduce their defined area functions.
- The applicant has no other land reasonably suited for the subdivision.
- The subdivision has been designed to minimize the reduction of the Resource Protection Area's functions.
- The subdivision must not significantly interfere with or jeopardize the continuation of agriculture or forestry on adjoining lands or significantly reduce their functions.

III. Clarification of Section 18 Unclassified Use Permits

Section 18 states the following:

"Unclassified uses are hereby said to possess characteristics of such unique and special forms that each use shall be considered as an individual case regardless of their underlying zone district."

The list of uses that are included in this section can be allowed in any zoning district if they go through the process outlined in the section. All of these uses are already listed as either permitted uses or special uses in other zoning districts in the regulations.

A. What is the rationale for allowing such uses in any district, even districts that are not suitable for such uses?

For example, according to this section a slaughterhouse, feedlot, and coal plant would all be able to apply for a permit in any residential district. It is my opinion that this section is unnecessary and should be deleted.

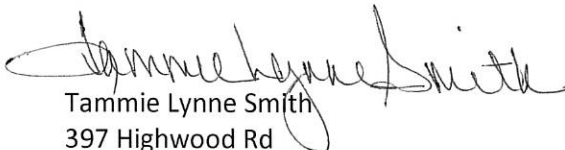
IV. Revise Definitions of the Zoning Districts to Reflect the Cascade County Growth Policy

It is not clear how the various definitions of the zoning districts relate to the Growth Policy. Zoning district definitions should demonstrate that such regulations are made in "accordance with the growth policy". When there is a conflict between the zoning district definition and the Growth Policy, this results in inconsistent land use decisions and places local governments zoning actions at risk of being overturned if challenged in court.

There is no analysis in the staff report indicating how the definitions were derived or how the definitions for mixed-use districts, MU-20 and MU-40, are linked to the growth policy. The only reference in the Growth Policy to mix-use development is in reference to developing safe, sanitary and affordable housing. (Goal 12, Objective H)

A. I propose that the zoning district definitions reference specific goals, objectives and policies from the Cascade County Growth Policy that are the basis of these definitions.

Thank you for your time and consideration of my concerns. I look forward to additional time to complete further research and detailed evaluation for the March hearing.



Tammie Lynne Smith
397 Highwood Rd
Great Falls MT 59405

Date Received: 2-19-19
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 Complete: ☒ Yes ☐ No



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Commenter Information

Name: Kristina Spindler
 Complete Address: 426 4th Ave North #30 Great Falls, MT. 59401

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

Please allow more access for cultivators so the fees aren't
as high for it to be easier for patients to have access to
our medicine bring the zoning areas ~~into~~ into city limits,
change the zoning laws so there not as strict would help us.

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Commenter Information

Name: MARKO FANGSRUD
Complete Address: 2923 3RD AVE. N. GREAT FALLS

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

PLEASE CHANGE ZONING TO MAKE IT
EASIER FOR THE PROVIDER & PATIENT
TO GET THE HELP WE NEED.



Public Comment Form

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Commenter Information

Name: JOSH TRAMER

Complete Address: BLACK RACER

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

WE NEED TO OPEN ^{BOUNDARIES} ZONING FOR POTENTIAL DISPENSARIES
OR CANNABIS GROWS TO CROSS THE GAP FOR
FOLKS THAT ARE IN NEED OF A NATURAL
(NON-ALCOHOL) SOLUTION TO PAIN, PTSD, ETC. RELIEF.

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Complete: ☒ Yes ☐ No



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Commenter Information

Name: Shandi Highwood
Complete Address: 600 17th Ave S. #30

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

We need to have ready access to our
medicine, the zones need to change so
we can have easier access

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Commenter Information

Name: Dann T. DOOLEY
Complete Address: 1301 1st Ave N

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

I think it should be allowed in
small industrial! why are we
restricting access? Keep Great Falls money
in Great Falls! Buy local
Please
Dann

For Office Use Only

Dear Planning Board Members;

First, thank you for serving as planning board members on a volunteer basis. It is hard work and we appreciate it.

It is with tremendous trepidation I write this comment to you today. My concerns lie with the substantial zoning changes being proposed for Cascade County, with over 2000 sq. miles being proposed for changes. I as a landowner, along with many others, have been trying to work with county planning staff since November 2018 to help correct zoning inconsistencies. This has been met with great resistance. Many landowners have tried to request public information as to how these substantial zoning changes have come about. This again has been met with great resistance being referred to the county attorney before being allowed to review these public documents. It was not until after many citizens requested these documents that the county published them for all to see. Over 3,700 pages were posted on 2/12/19, how can a citizen or anyone for that matter, review this many documents to make an informed public comment to the board?

I, myself, have spent over 40 hours reviewing the proposed changes to make informed comments to you today. The **deletion** of the agricultural (A) district and reclassification to Mixed Use-20 and Mixed Use-40 is the most significant change. Reclassification of permitted uses and permitted uses by special use permits are the second most concerning change.

If you look at **appendix A** (in your packets):

Section 2 Definitions:

There are **40 changes** in this section. Twenty-five added or revised Ag definitions. Ag use definition previously excluded feedlots, it no longer does. The slaughterhouse definition now allows "temporary stabling" of animals. How long is temporary?

Section 3:

Agricultural (A) district removed in its entirety. Mixed use (MU) is revised to add mixed use-20 (MU20) and mixed use-40 (MU40). MU-20 is to "serve as a buffer" between MU-40 districts? If so, there is no MU-20 zoned land on highway 87 east to Belt or North to Havre. Why are these highways no considered "major transportation corridors"? Also of note, expansion of MU-20 designated parcels well beyond the "transportation route" to Sun River, Fort Shaw, Vaughn, Cascade areas.

MU-40 allows commercial feedlots (CAFO) and slaughterhouse with special use permit. It provides **ONLY** a one-mile restriction to "adjacent" residents at time of application. What is "adjacent"? Would "nearest" be better defined? MU-40 would also allow "temporary" and "permanent workforce housing" at what density and no definition of "temporary" is provided.

If Cascade County adopts these new zoning districts, the change to land use designation will affect millions of acres and thousands of land owners.

Section 4:

Maps are changed to reflect the deletion of agricultural (A) district and addition of MU-20 and MU-40.

Appendix B in your packets;

- "With the Agricultural district divided between the MU-20 and MU-40 geographies **there is less of a need for the use of the SUP process** since there are fewer potentially impacted residences and those around are likely to be involved in a productive land use." "Additionally, this protects productive land use areas from types of development driven by demand for amenity destinations which have infringed upon ranching and farming areas throughout the county and the state." If I understand these statements correctly, there is no need for a special use permit (SUP) in MU-40 districts due to MU-20 "buffer". If this is true, why is there not MU-20 zoned land on highway 87 East to Belt? Is this land not developing similar to land on I-15 South to Cascade?
- Growth Policy
 - o By satisfying Goal 1, Objective A there is the possibility to violate Goal 9 of the growth policy. By allowing new business's to come in that are improperly zoned we put our farmland of statewide importance in grave danger.

Section 7:

There are **significant** changes in permitted and permitted through special use permit uses in mixed use and industrial districts.

- Many of the newly defined agricultural related uses have been allowed across multiple districts. There are no guidelines concerning size and scope that cross multiple zoning districts. This has the potential to alleviate a developers' need to seek re-zoning and can call into question the intended purpose of distinctly separate zoning districts.
- Two of the redefined definitions have been allowed in the "**Unclassified Use Permit**"
 - o CAFO
 - o Slaughterhouse

Section 18 Unclassified Use Permit:

Unclassified uses are hereby said to possess characteristics of such unique and special forms that each use shall be considered as an individual case **regardless of their underlying zone district.**

- If I understand correctly, a developed could avoid applying for a zone change by applying for this permit.
- This would keep the applicant for appearing before the county commission. The unclassified permit would be for ZBOA only. I feel these are too big of decisions to be made by appointed volunteers. Maybe only elected officials should have the power to approve such things.

In summary, this has been a limited review by one citizen that took 40+ hours to become as informed as possible before submitting public comment. I implore you to allow substantially more time for the citizens of Cascade County to review 3,700+ pages of material to become more informed. Having only one week to review makes it an impossible feat to be fully informed and prepared. The public hearing needs to be changed so more involved citizens can attend. Having a public hearing at 0900 on a weekday does not allow for sufficient public comment as a majority of citizens are working. I would ask future meetings are held in the evening to allow for maximum public participation.

Thank you for your time and consideration to my concerns of the county I was born, raised and continue to love and support.

Best Wishes,

The signature is a stylized, cursive script. It begins with a large, sweeping 'L' that extends upwards and to the right, then loops back down and to the left. The name 'Tinsen' follows in a similar cursive style. To the right of the signature, the words 'Pharm.D.' are written in a clear, handwritten font.

Logan Tinsen, Pharm.D.

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Commenter Information

Name: Cynthia OuttenComplete Address: 600 17Ave.S.#28 Gt.Falls,mt. 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application
 ☐ Subdivision
 ☐ Zoning Text and/or Map Amendment
☐ Growth Policy
 ☐ Variance
 ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment
 ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): Zoning Ordinances Against Medical Marijuana Industry.

Comment

I am a Medical Marijuana User with a Valid Medical Marijuana Card. I disagree completely with the New Zoning ordinance against medical marijuana. The new Zoning Ordinance will create a tremendous hardship for me to be able to get my prescribed medication. I do not drive, due to my medical condition and must find a ride every time I need a refill or have my medication delivered to my home. All of my other medications are either picked up within the city limits or delivered to my home. My pharmacy is licensed & follows all laws and is NOT being forced to relocate OR not being allowed to deliver to me. My dispensary for my LEGAL medical Marijuana is licensed and also following all laws! If made to move and not deliver, I will NOT be able to get my prescribed medication. This puts a limit on my access and freedom of choice for my healthcare provider. I try VERY hard to buy Everything LOCAL. I am on a VERY Limited income and this will also raise the costs of my medication.

I will be forced to buy out of
my area which will also hurt the
Local Economy. I truly thought
Cascade County had the Best
Interests of the people And Local
Business at heart. Please
reconsider your Zoning and keep
our jobs local AND our Access
to healthcare local.

Thank-you

I truly feel we are being
singled out because of the
Type of medication we use.
This is Discrimination and
Not Right.

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Commenter Information

Name:

James Vennes

James Vennes
2-18-19

Complete Address:

1820 15th St. South, Great Falls, MT
59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

I have lived and paid taxes in Cascade County for 29 years. I use medical marijuana as allowed by state law. The proposal by Cascade County Commissions to limit medical marijuana providers to heavy industrial sites 1000 ft away from residences where youth might gather amounts to prohibition. There are few available, affordable sites. Without a provider, I have no source. Secondly, this proposal is anti-business as my provider pays taxes and complies with the law. Please reconsider this plan. James Vennes

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Commenter Information

Name: Patricia A. Vennes

Complete Address: 1820 15th Street S., Great Falls, MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

My husband is a medical marijuana user. Over the years, he has often been unable to procure the cannabis that eases his pain. Previous to using cannabis, his doctors prescribed numerous drugs that caused him additional problems medically, even to the point of his considering suicide.

Now, using only medical marijuana, he is able to manage his pain and have a more positive outlook on living.

The zoning proposal now under consideration that requires any county grow operation to be limited to heavy industrial sites causes a hardship to providers who legally grow cannabis for their patients. There are a limited number of available, affordable sites that can be used for grow operations. Therefore, this proposed zoning requirement will have the effect of limiting availability of medical marijuana for the people who do have green cards but are unable to find a provider.

Patricia A. Vennes



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Commenter Information

Name: Robbie Regennitter

Complete Address: 620 Stockett RD, Sand Coulle, MT 59472

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

I have concerns regarding anything related to Medical Marijuana and it being isolated to Heavy Industrial Zoned areas. Cascade County is a large county and you are limiting it to one small area of the entire county. I didn't see any Heavy Industrial areas in Simms, Fort Shaw, Belt, Monarch, Neihart, Stockett, Cascade or anyother outlying areas of the county. I also seen that you issued a special use permit for a hemp processing facility to extract CBD from the plant. This is the exact same process used to extract THC from canabis. Will special use permits be issued for Medical Marijuana providers, or will they be discriminated against? I don't see any provisions for exceptions to be made. Can this be corrected?

For Office Use Only

Date Received: <u>2-17-19</u>	Date Reviewed: <u>2-20-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@casadecountymt.gov.

Commenter Information

Name: Robbie Regennitter

Complete Address: 620 Stockett RD, Sand Coule, MT 59472

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

I have a couple of concerns regarding 7.7 Mixed Used 40 zoning regulations. The first is 7.7.11 USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT (4) Commercial Feedlot or Concentrated Animal Feeding Operation CAFOs are a high polluting, foul smelling operation, that does not belong in MU-40 zoned areas. They belong in Heavy Industrial zoned areas. The second item is 7.7.11 USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT (27) Slaughterhouse. The same reasoning works for these operations. They also belong in Heavy Industrial zoned areas. To understand why, all anyone has to do is to visit a couple of CAFOs or visit a Slaughterhouse town and see the destruction they cause. Smell travels more than 1 mile. Polluted aquifers are damaged beyond repair. If the members writing the regulations would visit these areas, they probably would outlaw them from our entire county. I don't want to be the one who has to tell my grandchildren that my generation didn't care about their health and quality of life. We do not need to sell our legacy to a foreign company.

For Office Use Only

Date Received: <u>2-17-19</u>	Date Reviewed: <u>2-20-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Hopkins, Sandor R.

From: Cindy <unkball@gmail.com>
Sent: Sunday, February 17, 2019 3:23 PM
To: Planning Comments

Dear Planning Committee,

I am writing to let you know that I am against the proposed zone permit change from agricultural to Mixed Use. I am unable to attend this meeting as it is on a work day and I am an elementary school teacher. We haven't had enough subs to cover with all of the illnesses going around right now. I would definitely attend an evening or weekend meeting and would like more information about why this change is being proposed. I am completely against the large scale industrial farming and slaughterhouse industry. My husband and I both come from local cattle ranching families and we are all opposed to this. We are obviously not opposed to animal husbandry and humane slaughtering practices, but we are 100% against large scale industrial parks. We support Montana industries and local business, but this is in no way beneficial to our community or good for our environment. I hope you take the time to listen to the people that actually live here. I also can't imagine the changes this would bring to our school population and community resources, which are already underfunded.

My husband's family ranch address is 1513 Stockett rd (owned by Tom and Pam Kohut), my family's ranch is at 1059 e Eden Rd (owned by Carol Konesky Schroer), and my husband and I live at 915 33rd Ave S. Great Falls, MT 59405 where we own a home on .71 acres. All of us and many more friends and relatives (people from the local ranching community) are opposed to this change. I also am shocked by the total lack of information that is being put out about this "project." I continue to meet people who have never even heard of the MFP and I find this shocking. It sure would be nice if adequate information were put out for the community and community members were allowed to vote on this! Thank you for your time and consideration.

Sincerely,

Cindy Schroer Kohut and family (Brad, Noah, and Sam)

FOR OFFICE
USE ONLY

Date Received: 2-17-19
Date Reviewed: 2-20-19
Complete: ☒ Yes ☐ No



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Commenter Information

Name: Michael Enk

Complete Address: Mailing: PO Box 1408, Great Falls, MT 59403 Residence: 6432 43rd St SW

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Proposed Zoning Changes

Comment

I am strongly opposed to changing Agricultural zoned land to Mixed Uses, thereby allowing many more kinds of uses and development which would threaten the open space and rural characteristics of these lands with industrial-type activities. I am especially opposed to allowing commercial feedlots, concentrated animal feeding operations, and slaughterhouses on land currently zoned as Agricultural. Zoning changes should be made on a case-by-case basis after full public review and environmental analysis of proposed development. Allowing such a broad array of non-compatible uses on land currently zoned as Agricultural undermines the purpose of thoughtful planning and guided development that best serves the surrounding community. Additionally, the relaxation to allow Unclassified Uses such as Slaughterhouses and Concentrated Animal Feeding Operations regardless of the underlying zone district is unacceptable.

This proposal by the Planning Board is a grave disservice to the citizens of Cascade County who wish to protect their clean water, clean air, viewsheds, and agricultural landscapes. It would render previous zoning efforts meaningless and eliminate the sideboards for compatible growth across the county.

The proposed zoning changes are complex and comprehensive. A February 19th public hearing does not allow sufficient time for the public to review the changes in order to prepare questions for the hearing. I request this hearing be postponed until adequate disclosures have been made and time allowed for proper development of questions and alternatives by the public. Likewise, a March hearing for public comment would also be premature and an impediment to meaningful public participation. Furthermore, all public meetings should be scheduled after 5:00 pm to allow working citizens (whose taxes pay the salaries of county officials) to attend.

For Office Use Only

Date Received: <u>2-18-19</u>	Date Reviewed: <u>2-20-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
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Commenter Information

Name: Renae Munson

Complete Address: 3000 8th Ave North / Great Falls, MT 59401

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Zoning Regulation "Revisions"

Comment

I OPPOSE the revisions to zoning regulations. Great Falls has been home to my family for six (6) generations for over 120 years. I have never considered living anywhere else. There are others in my family that have moved away that are wanting to move back to Great Falls because of our beautiful friendly town, clean water and air, and somewhat reasonable traffic. The revisions to the zoning regulations makes it easier for the MASSIVE slaughterhouse to be built...one of the LARGEST in the country. This WILL DESTROY our town. It will overburden our healthcare, our schools, our roadways, our prisons/jails and police.
200 feces spewing semis a week transporting 57K swine, 10K cattle on our roadways. You can't get from one end of town to the other without driving THROUGH town. That feces will be spread everywhere after getting on tires, drying blowing in the wind. It will diminish our river's edge trail (the truck route); it will drain our beautiful giant springs. During the fall, the seasonal transportation of livestock through town is VERY noticable. The smell is dreadful and the additional traffic is horrible too, but that's only a couple weeks of the year. Having that every day would impact ALL of our quality of life for the worse. Then add the expected 12K "New Residents" every 3-4 years and the impact that will have on traffic. 10th Ave South is already one of the busiest streets in the state. There is NO benefit to Great Falls to allow one of the biggest massive slaughterhouses in the country to be buildt here. This is a critical junction that will forever destroy Great Falls. A town that neighbors help each out, where folks are friendly at the store, the people here...love Great Falls as it is....so much that lots of miliary from MAFB usually retire here. All the reasons that people have to make Great Falls home will be destroyed to the revisions to regulations that are shielding us from a MASSIVE industrialized slaughterhouse. No one wants it.

For Office Use Only

Date Received: <u>2-18-19</u>	Date Reviewed: <u>2-20-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Commenter Information

Name: Jennifer Hicks

Complete Address: 2923 3rd Ave No, Great Falls, MT

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

I would like to address the zoning changes occurring in Cascade county that will provide for and allow a massive slaughter house on land immedietly East to Great Falls. I feel our county commissioners have been extremely guilable and have not sufficiently researched the impact of such facility on our watershed, air quality, or infrastructure. Healthy economic growth cannot be based on promises by foriegn corporate promises that historically mean nothing. This facility will do nothing to support regional family farming and stands to follow industrial practices that have caused significant health problems for those that live around them. The evidence speaks for itself, as I am sure others will present. I am a lifelong asthmatic, been a productive citizen of this city, and looked forward to retiring here. I will be one of the people who will be forced to relocate if this comes to fruition and ruins our air quality. Who is going to pay for that relocation? Will I need to take legal action at the county or the state level? Who will take these low paying jobs that are increasingly becoming automated and will disappear? If our commissioners want to support the rich agricultural heritage of our Golden Triangle, the right move would be to focus on the needs of our family farms and ranches and not on the desires of multi-national organizations or groups that exploit us and our treasured resources. I ask that you remove the proposes zoning changes and remove the possibilty of a massively polluting factory and the harm it will bring.

For Office Use Only

Date Received: <u>2-20-19</u>	Date Reviewed: <u>2-20-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Cascade County Public Works Department Planning Division
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Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

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Commenter Information

Name: LaLonnie Ward

Complete Address: 70 McKinior Road, Great Falls, MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Proposed changes to Cascade County Zoning Regulations

Comment

Thank you for reviewing written comment from those of us who are unable to attend the public hearing on February 19, 2019 regarding the proposed changes to the Cascade County Zoning Regulations.

As I have attempted to fully review the proposed changes, I am first overwhelmed by the sheer magnitude at the number of changes, and second, at the vastness of those changes. It is a considerable amount of information to digest in the short amount of time given to review the proposals. In that light, I will limit my input to the proposed change, that potentially will most directly, affect my family and me.

As 3rd generation farm owners, who reside east of Great Falls, we are greatly concerned with the proposed elimination of the "A" - Agricultural District, and reclassification of affected agricultural lands into MU-40. The majority of counties in Montana, including Cascade County as evidenced in it's growth plan, recognize the importance of agriculture, and the necessity to protect rural farms and ranches, from urban and industrial intrusion. Placing agricultural lands in MU-40 would effectively remove that protection.

Therefore, to ensure the preservation of the character of Cascade County's family farm and ranch community, we kindly request that the current "A" - Agricultural District be maintained and all properties currently zoned "A" remain in said District.

Your consideration of this matter is greatly appreciated.

For Office Use Only

Date Received: <u>2-16-19</u>	Date Reviewed: <u>2-20-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Hopkins, Sandor R.

From: KRIS OLEYAR <que86@msn.com>
Sent: Tuesday, February 19, 2019 5:20 PM
To: Planning Comments
Subject: zoning change

I feel rezoning for CAFO/slaughterhouse will be a bad mistake for the area. This will destroy Great Falls, threatening our water, inceasing crime, driving away people from our community. I don't feel letting MFP using our area as their toilet/dumping ground will benefit our community.



Date Received: 2-19-19
Date Reviewed: 2-20-19
Complete: ☐ Yes ☒ No

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USE ONLY

Date Received: 1-19-19

Date Reviewed: 2-20-20

Complete: ☒ Yes ☐ No



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Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

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Commenter Information

Name: Melissa M. Price

Complete Address: 1625 6th Ave. NW Gr. Falls, MT 59404

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

I need to have access to my medicine this is too
restricting. Please give them less restrictions and allow
there to be providers.

Date Received: 2-19-19Date Reviewed: 2-20-19Complete: ☒ Yes ☐ No

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121 4th St N, Suite 2H-2I

Great Falls, MT 59401

Phone: 406-454-6905

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Commenter Information

Name: Tiffany Kuglin

Complete Address: 103 42nd St S. Great Falls, MT 59404

Comment Subject (please check one)

- ☐ Special Use Permit Application
 ☐ Subdivision
 ☒ Zoning Text and/or Map Amendment
☐ Growth Policy
 ☐ Variance
 ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment
 ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

I believe that the city ordinances should be lifted for medical marijuana. It not only brings jobs but has a huge potential to help our opioid epidemic. The fact that you are willing to keep it out but allow a pain clinic is just crazy. Its like our city is saying they are ok with slowly killing people. You should be more willing to end that with something that is not so addictive and doesnt shut down your system in the long run. Its not all about smoking I would like to suggest our city officials do alot more research.

Date Received: 2-19-14
Date Reviewed: 2-20-20
Complete: ☒ Yes ☐ No



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Cascade County Public Works Department Planning Division
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Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

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Commenter Information

Name: Sarah Whitney
Complete Address: 1517 13th Ave-S., GF MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

Comment
Please allow accessible medicine!!

Date Received: 2-19-19
Date Reviewed: 2-20-19
Complete: ☐ Yes ☒ No



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Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

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Commenter Information

Commenter Information
Name: Dustin Haffner

Complete Address: 3030 7th Ave So. GF, MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

FOR OFFICE
USE ONLY

Date Received: 2-19-19
Date Reviewed: 2-20-19
Complete: ☒ Yes ☐ No



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Commenter Information

Name: Daniel Brian
Complete Address: 1535 3rd Ave SW

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

equality throughout the state for every patient.
Sick people in need. Been try to come to market
for over 5 years.

Date Received: 2-19-19
Date Reviewed: 2-10-19
Complete: ☒ Yes ☐ No



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-21
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

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Commenter Information

Name: Solomon Wise

Complete Address: 1600 9th Ave S Great Falls, MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

I'd like to see better access to medical marijuana
within city limits and the county

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USE ONLY

Date Received: 2-19-19
Date Reviewed: 2-20-19
Complete: ☒ Yes ☐ No



Public Comment Form

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Commenter Information

Name: Tatjana Müller
Complete Address: 2101 1st ave N.

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

I feel like medical marijuana dispensaries should NOT be limited to out of town. Each patient should have access to their medication. Out of town dispensaries do nothing for the patient it also makes the most disabled and impoverished patients unable to access medication. ~~It~~ effectively "classing" medical marijuana to those w/ accessible transportation.

Date Received: 2-19-14
Date Reviewed: 2-10-14
Complete: ☒ Yes ☐ No



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Commenter Information

Name: Jennifer Hicks
Complete Address: 2923 3rd Ave No

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

Clean agriculture!
Not polluting our air or
water.
Freedom of access as per
majority of voters in
the state.



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Commenter Information

Name: Tara L. Holloway

Complete Address: 914 20th Ave S. Great falls 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

I need access to medicine.
With the opioid crisis this is my only option.
I have no transportation and need city bus service
to get it.
If my provider needs to move his group then
he will be out business and I will be in so much pain
I will be suicidal.

Date Received: 2-19-19Date Reviewed: 2-20-19Complete: ☒ Yes ☐ No

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Phone: 406-454-6905 Fax: 406-454-6919

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This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@cascadecountymt.gov.

Commenter Information

Name: Tosia Knight HolmesComplete Address: 816 6th Ave NW Great Falls MT 59404

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

I Strongly disagree with the Cascade County, the proposed zoning ordinances against the medical marijuana industry. These new ordinances will create an undo hardship on patients & providers. It will make it harder to get medicine to the patient, possibly eliminate patients from getting the medicine. It will also, take the freedom of choice away from the patients as they may have to settle for a provider we will also be pushing the small providers out. No more local providers. In other words we will be sending away that money. Great Falls local business will not see that money. Other Montana towns & cities will. There will also be no local job growth in Great Falls from the MMP.

Date Received: 2-19-19Date Reviewed: 2-20-20Complete: ☒ Yes ☐ No

Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@casadecountymt.gov.

Commenter Information

Name: Dana MitchellComplete Address: 432 26th AVE NE GF MT 59404

Comment Subject (please check one)

- ☐ Special Use Permit Application
 ☐ Subdivision
 ☒ Zoning Text and/or Map Amendment
☐ Growth Policy
 ☐ Variance
 ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment
 ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

Under the proposed zoning regulations it will cause undue hardships on patients. They should have a right to receive their medication without having to travel, especially since some of them have limited physical abilities. Also, they do not have the option to have someone else travel for them or pick up their medication within the limitations of the current medical marijuana laws.

Date Received: 2-19-19Date Reviewed: 2-20-19Complete: ☒ Yes ☐ No

Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

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Commenter Information

Name: Rose WethernComplete Address: 5323 66th Ave SW GF MT 59404

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

I strongly disagree with the cascade county new zoning ordinances against the medical marijuana industry - with these new ordinances it will make it harder to access medicine for patients - will eliminate local providers & freedom of choice - and increase cost - this will create undue stress & hardship for patients, if a person has to travel out of the county to obtain their medicine - not to mention now forcing people to travel with marijuana. Our city commission should be finding ways to capitalize on this booming new industry instead of trying to quash it. There are many other states that have amazing income from medical & legal marijuana -



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-21
Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

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Commenter Information

Name: Mary Beth Ewen
Complete Address: PO Box 2672 Great Falls, MT 59403

Comment Subject (please check one)

- ☒ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

As a landowner (farm & Ranch) in Cascade County I (we)
are concerned about the lack of information about zoning
changes that affect agricultural land in Cascade County.
Many rumors make it difficult to know what is going on!
It should seem to me that all landowners in the County
should be made aware of changes and reasons for the change.

Since this is a busy time for farmers & ranchers, a March
meeting in the late afternoon or evening would be beneficial.
This would give the County residents both rural & urban the time
review the changes

I also think more public notification needs to be
made so there is knowledge of when & where the
meeting will be held.

For Office Use Only

Date Received: <u>2-19-19</u>	Date Reviewed: <u>2-20-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

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Commenter Information

Name: M. BURTON

Complete Address: 3805 - 1st / St. N.E. G.F.

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

Most of the people that use med. don't have cars to pick it up. So, if you take it out of town, they can't get it.
M. Burton
2/1/19

For Office Use Only

Date Received: <u>2-14-19</u>	Date Reviewed: <u>2-20-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Hopkins, Sandor R.

From: Claire Baiz <clairebaiz@gmail.com>
Sent: Saturday, February 16, 2019 1:17 PM
To: Planning Comments
Subject: ZONING PLAN COMMENT & FORM
Attachments: Public Comment Cascade County Zoning Form Baiz 2 19.jpg; CASCADE COUNTY ZONING CHANGE COMMENT 2 19.pages

16 February 2019

Cascade County Public Works Planning Division
121 Fourth Street North, Suite 2H-2I
Great Falls, Montana 59401

Dear ZBOA:

Awhile back, weeks after pivotal zoning changes were quietly implemented in Cascade County, a Special Use Permit (SUP) was filed — under the newly approved (and controversial) provision.

Now, neighbors, citizens, farmers, and other interested parties are faced with over 200 pages of proposed “tracked changes” for Cascade County’s 181 pages of zoning regulations. What are the motivations behind this sweeping rewrite? Why now, when many of us are preoccupied with the Montana legislature? Why now, when rumblings of a re-filing of a divisive SUP are smoldering on social media?

Transparency, patience, fairness, and an abundance of caution are vital.

Proposed changes in zoning language conflict with [Cascade County’s 81-page Growth Plan](http://www.cascadecountymt.gov/df/361/Adopted2014_GrowthPolicy.pdf) (http://www.cascadecountymt.gov/df/361/Adopted2014_GrowthPolicy.pdf): if these regulations go into effect, agriculture would become another “Mixed Use” of rural land.

Cascade County’s Growth Policy emphasizes that we “[must encourage the growth of the agricultural economy](#).” How does eliminating genuine “agriculture” as a distinct zoning category further that goal?

Changing “Agricultural” zoning to “Mixed Use” does not “[protect and maintain Cascade County’s rural character and the community’s historic relationship with natural resource development](#).”

This change in wording does not “[foster the continuance of agriculture and forestry in recognition of their economic contribution and the intrinsic natural beauty of grazing areas, farmlands and forests](#)”?

How can Cascade County’s Growth Policy “[assure clean air, clean water, a healthful environment and good community appearance](#),” when the preservation of our agricultural heritage is not a priority in zoning definitions and regulations?

Changes in the current zoning structure would not “[maintain the agricultural economy](#).” Nor would they “[preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade County’s citizens](#).”

Words matter —as does their source. Please publish, on Cascade County’s website, all supporting documents, input from developers, etc., drafts from other counties, etc., that might have informed or influenced these proposed changes in zoning policy.

These changes are unexplained, opaque, and ill-timed.

Replacing "Agricultural" zones with "Mixed Use" chips away at the foundation of our economy, heritage and identity. The passage of these zoning changes would undercut Cascade County's potential leadership role in sustainable agriculture.

Respectfully,

Claire Reichert Baiz

Claire Reichert Baiz

GFHS Class of 1975, UGF Class of 1979 & Proud Great Falls Gal in Midwestern Exile

117 W Grove Street, Apt. 204

Mishawaka IN 46545

Hopkins, Sandor R.

From: Patricia Rosenleaf <prosenleaf1@gmail.com>
Sent: Sunday, February 17, 2019 4:47 PM
To: Planning Comments
Subject: proposed changes

Dear Members of the Committee:

It seems to me that what you are trying to do is to carve out some land for this proposed slaughterhouse, which in no way represents anything but industrialized farming, a terrible and catastrophic misuse of not only our water but everyone dependent upon the Madison aquifer, an attempt to drum up some kind of employment though it be of the lowest, most demeaning, soul-stealing sort coupled with an inability on these members' parts to foresee the damage that said "food park" would do to this community. Who will pay for the schools, the housing, the unemployment (with the huge turnover in this history of these kind of enterprise), the disease, the fouled air, the infant mortality, etc? At the very least, we citizens should have a vote in this most ill-advised venture. How can you even consider, much less plot, to have this company move into our town when you know the overwhelming sentiment is against the idea? Do you not represent us? Do you really feel that you have the right to foist this on us without our input? Please reconsider this idea. When our neighbor to the north has laws against such "industrial parks," but you consider that their fears have no merit in this country, I can only shake my head in wonderment at such leadership. Please take into consideration the enormous damage that will be done by this plan and re-think what your proposal is doing.

FOR OFFICE
USE ONLY

Date Received: 2-17-19
Date Reviewed: 2-20-19
Complete: ☐ Yes ☒ No



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

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Commenter Information

Name: Richard D. & Karen S. Pepos

Complete Address: 7 Hidden Valley Rd. Sand Coulee, MT. 59412

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

My husband and I reside on a 20 acre parcel of land located at 7 Hidden Valley Rd, Sand Coulee, Montana. We purchased the land in 1992 and finished our home in 1993. We live approximately one mile south of US Hwy 89 on Hastings Road.

We are writing to you in opposition of the proposed processing plant called the "Madison Food Park, LLC. The proposed location of the plant is approximately 8.3 miles southeast of Great Falls and 1 mile east of our residence and acreage.

My husband and I saved a long time to purchase our property and finally be able to move our 3 sons out of Great Falls and in to the country. We wanted room for them to run, away from traffic, noise and close neighbors. We wanted them to experience viewing wildlife, breathe clean air, attend a Class C school and get away from City buses going up and down our street all day and any proposed industrial projects.

Now you intend to rezone nearby agricultural land which is technically "in our back yard" and build a processing that will drain our wells, pollute our fresh air, create noise and increase the traffic in our residential area!

The amount of water they intend to use is over 3 million gallons per day. Where is all this water and other waste going to go? All the waste water will flow to Box Elder Creek and the Missouri River causing massive pollution and our wells will probably go dry!

For Office Use Only

Date Received:	<u>2-19-19</u>	Date Reviewed:	<u>2-20-19</u>	Complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Great Falls, MT 59401

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Commenter Information

Name: _____

Complete Address: _____

Comment Subject (please check one)

- | | | |
|---|--|---|
| <input type="checkbox"/> Special Use Permit Application | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Zoning Text and/or Map Amendment |
| <input type="checkbox"/> Growth Policy | <input type="checkbox"/> Variance | <input type="checkbox"/> Floodplain Regulation Amendment |
| <input type="checkbox"/> Subdivision Regulation Amendment | <input type="checkbox"/> County Road Abandonment/ Discontinuation of County Street | |
| <input type="checkbox"/> Other (describe): _____ | | |

Comment (Continued)

We already have to tolerate the occasional smell from the Hutterite hog farms south of us. Just how are they going to control the smell from 100,000 pounds of waste per day that's anticipated with this project?

They are planning to dispose of the industrial water waste by spaying irrigation on the fields nearby. Just how much irrigation can the fields handle and where will the excess sewage go?

The increased traffic and noise is also a concern. US Hwy 89 will be congested with large cattle trucks (200 per week) in addition to the proposed employee traffic (3000 employees) 24 hours per day on a single lane highway. The highway deaths on this road will most surely increase! The state would also have to add more lanes to the existing highway at taxpayers expense.

My husband and I moved out to the country to enjoy the peacefulness, fresh air and no close neighbors. With this proposed project our property values will definitely decrease. Would the board want buy a home in close proximity to an animal slaughtering plant? I think not!!

Our home and the current "paradise" that we enjoy would be replaced by stench, noise, excessive highway traffic, traffic accidents, dried up wells and potential health issues!

In closing, we are strongly opposed to this project and are requesting that you deny their permit.

Respectfully,

Rick + Lauren Pepas

DATE REVIEWED	Completed	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Great Falls, MT 59401

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Commenter Information

Name: Nate A. Kluz

Complete Address: 597 Armington Road Belt MT 59412 (Physical)
PO BOX 57 Belt, MT 59412 (mailing)

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

The planning department has not completed a zoning change application. Section 14.1.1 provides specific application requirements for a petition to change the Cascade County zoning regulations. Planning staff (Payton, Stone, Hopkins) represented to me on 2/15/19 that the Appendix A+B listed on the county website agenda for the Planning Board meeting on 2/19/19 would suffice. These documents clearly do not meet the threshold of 14.1.1. The appendix give incomplete justification for the "substantial" (County Press Release) changes being made. As such, consideration of the planning department's proposed zoning changes should not be made until a thorough analysis has been done considering all the requirements of 14.1.1. Also, I know of no MCA/AM or county rules exempting the planning department from the requirements of 14.1.1. Planning staff on 2/19/19 was also unable to cite a legal exemption from these requirements.

I also find it offensive that "substantial" changes are made during work hours. This puts an undue burden and chilling effect on citizen participation in government.
thank you, Nate

For Office Use Only

Date Received: <u>2/19/2019</u>	Date Reviewed: <u>2/19/2019</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401

Phone: 406-454-6905

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Commenter Information

Name: Stacy Hermiller

Complete Address: 2340 Northern Lights Dr Great Falls 59401

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

I am writing to request future planning board hearings regarding the significant proposed zoning changes for Cascade County be moved to evening times so those of us working during weekdays can attend. This is a very critical matter affecting our community members and I believe special efforts should be made by the county to include public participation and input by all who are impacted. I have comments and questions I would like addressed moving forward, and believe it would be beneficial to do so in a public forum. I was unable, like many, to attend today because of work. I would also like to request that the planning board allow more time for public review of these massive changes prior to voting and making a recommendation to the Cascade County Commissioners. Please consider more meetings than what is currently proposed and at different times. Thank you.

Stacy Hermiller 7/19/19

For Office Use Only

Date Received: <u>2-19-19</u>	Date Reviewed: <u>2-20-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

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Commenter Information

Name: Sherry Lynn Dow

Complete Address: 1433 Eden Road, Great Falls MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

I am specifically writing to express concerns with the proposed changes to the county zoning regulations. Nothing should come as a surprise to us ordinary citizens when it comes to lack of government clarity and accountability at any level, and our local county government has certainly not disappointed in these areas over the past year or two. From the less than transparent beginning, the blatant push by county officials to support and assist Ed Friesen with development of the Madison Food Park, at the expense of local citizens, has been shocking and discouraging. Unless my understanding of the proposed changes is completely inaccurate, it seems county government is taking even further steps to ensure that industrial agriculture becomes the most prevalent industry within the confines of Cascade County. I was born and raised in a ranching family. The community I live in is all agriculture. Agriculture...not industrial agriculture. Those are not interchangeable terms. It doesn't take much Internet research to learn of the ills industrial ag has visited on the less fortunate communities in our country. And yet, those in a position to protect our community and agricultural way of life in Cascade County have instead chosen to embrace the beast and do all in their power to protect it, support it, and, in my opinion, ultimately profit from it's existence. Making countywide zoning changes specifically to support one player stinks of bad politics.....worse than the offending odor of the slaughterhouse and it's supporting CAFOs that these changes are trying to shove down our throats. It is time for the planning board and county commissioners to stop answering to one individual and start answering to the masses....those who have elected you to represent our best interests in this county. This starts with changes that are based in solid reasoning and need, not single-sided political gain or promises. It starts with being transparent in word and actions, and striving to give all citizens a voice by holding these discussions on a day and time when the majority of citizens are able to participate.

For Office Use Only

Date Received: <u>2-17-14</u>	Date Reviewed: <u>2-20-14</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Hopkins, Sandor R.

From: Laura Ravenscroft <ravensngf@yahoo.com>
Sent: Monday, February 18, 2019 11:20 AM
To: Planning Comments
Subject: zoning changes

Please do not make any changes to zoning in Cascade County that would allow companies like Freisen foods to build large meat processing plants. The disadvantages far outweigh the advantages. The pollution to our air and water would be devastating. Great Falls can't handle the huge increase in needs for schools and housing. Jan Cahill was at a meeting last year when he mentioned that this could cause an increase of up to 7000 new students if the full facility came in. He said we couldn't handle that many.

Slaughterhouses bring the need for feedlots. Our beautiful county would turn into a smelly feedlot area. It doesn't take a lot of research to see that there are MANY areas of our country that have regretted allowing these large industrial processors into their area. Lawsuits have been filed to get them to clean up the mess they made.

I have been a resident of Great Falls for 50+ years. If Freisen comes in, I will be moving. Asthma and air pollution don't mix. Studies show an increase in asthma and cancer in areas where these businesses are.

Sincerely,
Laura Ravenscroft

FOR OFFICE
USE ONLY

Date Received: 2-18-19
Date Reviewed: 2-20-19
Complete: ☐ Yes ☒ No

Hopkins, Sandor R.

From: Laura Hodges <laura_serena@yahoo.com>
Sent: Monday, February 18, 2019 1:34 PM
To: Planning Comments
Subject: zoning for the Madison Food Park

I will be at the meeting on Tuesday for a short time, but I can't stay. The fact that your meetings are during the hours that many people are at work is not specifically indicative of manipulation. However, it makes it difficult for people to participate in the process of rezoning.

The notion of the MFP is unacceptable for a variety of reasons. The Montana constitution states the right of Montana citizen to a healthy environment. Studies have shown that large-scale animal feeding operations and packing plants contribute to the deterioration of that environment. Animal processing is less destructive on a much smaller scale. In Cascade County we lack the infrastructure, including roads and railroads to allow such an operation to exist without real disruption for the citizens of Cascade County.

Agricultural processing is essential, but processing of crops can be done in a large scale without the deleterious effects of large scale animal processing. Again, animal processing needs to happen, but a large-scale project like the MFP with the attendant feeding operations is not acceptable.

As to the subject to employment, again the MFP makes no sense. We have very little unemployment. According to the presentations, the MFP would bring in 3,000 jobs. We don't have the population to provide workers. To bring in that many workers, plus their families (maybe 9,000 total or about 15% increase in our population) would put unsupportable strains on the city of Great Falls. We already do not have enough midprice housing available. Also, the potentially abrupt bump in the load on our educational system would be detrimental to the students who already live here. Also, our medical resources are barely adequate now, and a 15% increase in our populations would put lives of our citizens at risk.

Ultimately, what benefit could the MFP bring to our community, and what harm could it do? I heard that Mr. Friesen's project was not accepted in his Alberta home. Why would we accept what another place would not accept from one of their citizens?

Please do not do anything that would inflict this terrible idea on Cascade County. This has been my home, my parents' home, my grandparents' home and my childrens' home.

Laura Hodges, 2204 3rd Ave. No., Great Falls, MT 59401 406-231-8488

FOR OFFICE
USE ONLY

Date Received: 2-18-19

Date Reviewed: 2-20-19

Complete: ☒ Yes ☐ No



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

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Commenter Information

Name: LaLonnie Ward

Complete Address: 70 McKinior Road, Great Falls, MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): 2019 Zoning Regulations Revision

Comment

As I am unable to attend the Cascade County Planning Board hearing scheduled for February 19, 2019, and continue to struggle with comprehending all of the changes and the purposes of the changes proposed to the Cascade County Zoning Regulations, I hereby request an additional hearing be scheduled on a date to be determined by the Planning Board, but at a time more conducive to receiving public comment, such as in the evening.

Your consideration in this matter is greatly appreciated.

For Office Use Only

Date Received:	<u>2-18-19</u>	Date Reviewed:	<u>2-20-19</u>	Complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Hopkins, Sandor R.

From: Christine <mesh1000@msn.com>
Sent: Monday, February 18, 2019 6:42 PM
To: Planning Comments
Subject: Zoning Changes

Hi

I am very concerned with the zoning changes you are considering . Especially the one that would allow the development of a slaughter house.

It was not long ago that Montana was in a drought and it could happen again. Clean water is a valuable resource and to allow a slaughter house access to this vital resources is reprehensible.

Question- What do you do when you have a leaky faucet? Why?

Friesen will have access to free water. They will not have to pay a bill. They tell you and us the amount of water the facility will use. Really, they are a corporation and once they have the approval they will do what ever they want to achieve the maximum payout at the cost to the Great Falls community.

Have you thought about the Malmstrom community? The US Air Force already downsized the missile program. The existing missiles could be manned remotely from the other Missile bases which has been discussed. Are you ready to gamble ? Would it be worth it ?

My last question.

Why is it that we have to vote if we want to allow chickens with in city limits but the citizens do not get to vote on the zoning change ? A change that would impact this city which is already struggling. We plan to retire here but if you allow Friesen to get his way . We are out of here.

Think of the legacy you want to be remembered by .

Christine



Date Received: 2-18-19
Date Reviewed: 2-20-19
Complete: ☐ Yes ☒ No

Hopkins, Sandor R.

From: josh wagoner <wagonerjt@gmail.com>
Sent: Tuesday, February 19, 2019 8:51 AM
To: Planning Comments
Subject: Re: Proposed Zoning Changes

I am requesting that Cascade County postpones the decision on the proposed zoning changes until at least mid-March and for this meeting and others like it be held in the evening when working people can attend. Cascade County needs to do better for the citizens that it is supposed to be serving. Improvements like this need to be made to improve trust and transparency and to stop discouraging public participation in our local government.

Josh Wagoner

710 5th Ave N, Great Falls, MT 59401

Sent from my iPhone



Date Received: 2-19-19
Date Reviewed: 2-20-19
Complete: ☒ Yes ☐ No

Hopkins, Sandor R.

From: Sandee <sandeelou@charter.net>
Sent: Tuesday, February 19, 2019 1:36 PM
To: Planning Comments
Subject: Meeting 2/19/2019

Your announcement of today's meeting stated "to allow for the presentation of oral comments regarding the proposed changes". You were not really receptive of oral comments. It is also obvious that you do not want public involvement by the resistance to changing meeting times and size of venue. When you will not address the many requests for this, it speaks volumes to the public.

Sent from Mail for Windows 10



Date Received: 2-19-19
Date Reviewed: 2-19-19
Complete: ☐ Yes ☒ No

Hopkins, Sandor R.

From: Stacy Hermiller <stacyhermiller@yahoo.com>
Sent: Tuesday, February 19, 2019 1:22 PM
To: Planning Comments
Subject: Planning board Meeting Minutes

When will the meeting minutes and/or audio feed of the planning board meeting from today be available for review. Will you be posting them to the cascade county website? I was unable to attend today because of work. I have also submitted a formal comment requesting changes be made to meeting times and more opportunities for meetings with the public be provided, so those of us trying to understand and intelligently comment or question components of the zoning changes have an opportunity to participate and have our questions answered. Zoning is so important to protect property owners. My family has sold our home east of town and moved into the city because we felt vulnerable with the looming threat of the Madison Food Park proposal and were not well protected by current zoning regulations. I still am very concerned that weaknesses in our zoning law and current proposal do not adequately protect property and homeowners in our region. Thank you!

Stacy Hermiller
2340 Northern Lights Dr.
Great Falls, MT 59401

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Date Received: 2-19-19
Date Reviewed: 2-20-19
Complete: ☒ Yes ☐ No